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## Building Plot at

Back Lane,  
Weobley  
Herefordshire  
HR4 8SG

Offers in Excess of £200,000

- Outstanding Building Plot
- Prime village location
- Detailed Planning Consent
- 3/4 Bedroom Detached House
- About 0.36 acres
- Services available

# Building Plot at Back Lane, Weobley, Herefordshire HR4 8SG

This exceptional building plot occupies a convenient, elevated location within the heart of the highly favoured black and white village of Weobley and is well placed for access to the cathedral city of Hereford (13 miles) and the market towns of Leominster (9 miles), Kington (9 miles) and Hay-on-Wye (16 miles).

## LOCATION

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## PLOT

The plot is former garden and is lawned, partly enclosed by laurel hedging, is predominantly level and elevated above Back Lane and extends to approximately 0.36 acres.

## PLANNING

Detailed planning permission was approved on the 25th of March 2026, application number 224081, for the construction of a new 4 bedroom dwelling and garage. A copy of the planning consent is available on our website or on the Herefordshire Council planning portal.

A phosphate credit comes with the purchase of the plot.

## THE DWELLING

The approved dwelling will be on two storeys and will comprise:-

### Ground Floor

Entrance hall, downstairs cloakroom, living room, kitchen/dining room, garden room, boot/utility room, study/bedroom 4, shower room.

### First Floor

3 double bedrooms - 1 with an ensuite bathroom, family bathroom.

## OUTSIDE

There will be a good sized detached garage with adjoining workshop/cycle storage.

## DIRECTIONS

What3Words///arts.walked.profiled

## PROPERTY SERVICES

Mains, electricity, water and drainage are available for connection.

## Joint Agent

John Amos FRICS FAAV  
RURAL BUSINESS CONSULTANT  
T: 07813 601 424  
E: john@japl.uk

## VIEWING

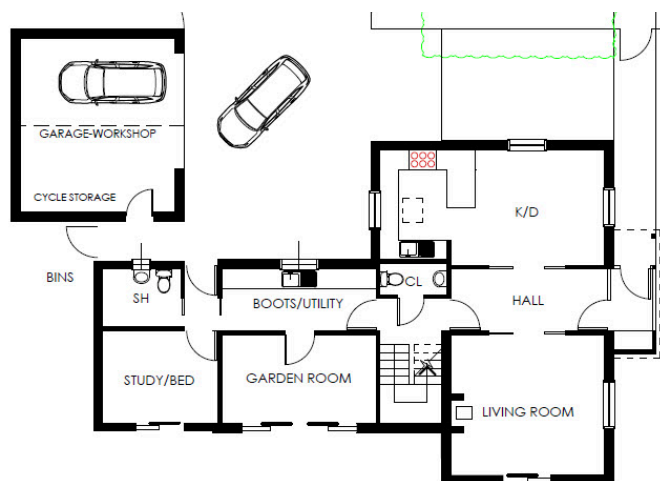
Site inspection at any reasonable daylight hour.

## OPENING HOURS

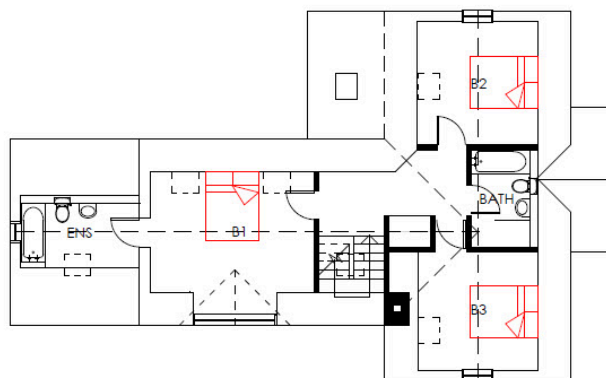
Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

## MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



GROUND PLAN



FIRST PLAN

